

069.0

0002

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

792,500 / 792,500

USE VALUE:

792,500 / 792,500

ASSESSED:

792,500 / 792,500

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 20 |        | DRAPE AVE, ARLINGTON  |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     | Land Size       | Building Value | Yard Items                     | Land Value | Total Value     | Legal Description |
|--------------|-----------------|----------------|--------------------------------|------------|-----------------|-------------------|
| 101          | 5280.000        | 383,600        | 4,000                          | 404,900    | 792,500         |                   |
|              |                 |                |                                |            |                 |                   |
|              |                 |                |                                |            |                 |                   |
|              |                 |                |                                |            |                 |                   |
| Total Card   | 0.121           | 383,600        | 4,000                          | 404,900    | 792,500         | Entered Lot Size  |
| Total Parcel | 0.121           | 383,600        | 4,000                          | 404,900    | 792,500         | Total Land:       |
| Source:      | Market Adj Cost |                | Total Value per SQ unit /Card: | 455.46     | /Parcel: 455.46 | Land Unit Type:   |

|           |       |
|-----------|-------|
| User Acct | 43955 |
| GIS Ref   |       |
| GIS Ref   |       |
| Insp Date |       |
| 10/23/18  |       |

**USER DEFINED**

|                |          |
|----------------|----------|
| Prior Id # 1:  | 43955    |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Prior Id # 1:  |          |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Date           | Time     |
| 12/30/21       | 02:58:49 |
| PRINT          |          |
| LAST REV       |          |
| Date           | Time     |
| 10/10/19       | 15:40:58 |
| apro           |          |
| 5913           |          |
| ASR Map:       |          |
| Fact Dist:     |          |
| Reval Dist:    |          |
| Year:          |          |
| LandReason:    |          |
| BldReason:     |          |
| CivilDistrict: |          |
| Ratio:         |          |

**OWNERSHIP**

|          |                       |
|----------|-----------------------|
| Owner 1: | BOBROW ROBERT J--ETAL |
| Owner 2: | SUSAN E CHASE         |
| Owner 3: |                       |

Street 1: 20 DRAPE AVE

Street 2:

Twn/City: ARLINGTON

|               |       |            |
|---------------|-------|------------|
| StProv: MA    | Cntry | Own Occ: Y |
| Postal: 02474 |       | Type:      |

**PREVIOUS OWNER**

|           |       |
|-----------|-------|
| Owner 1:  |       |
| Owner 2:  |       |
| Street 1: |       |
| Twn/City: |       |
| StProv:   | Cntry |
| Postal:   |       |

**NARRATIVE DESCRIPTION**

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1740 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 5280        | Sq. Ft.            | Site      |           |           | 0          | 70.        | 1.10 | 12    |             |           |        |   |        |   |        |   | 404,882         |           |   |           |        |      | 404,900   |       |

**BUILDING PERMITS**

| Date      | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|-----------|--------|---------|--------|-----|------------|----------|------------|--------------------|
| 7/27/2001 | 508    | Re-Roof | 11,000 | C   |            |          |            | REROOF/3 SKYLIGHTS |

**ACTIVITY INFORMATION**

| Date       | Result      | By  | Name      |
|------------|-------------|-----|-----------|
| 10/23/2018 | MEAS&NOTICE | BS  | Barbara S |
| 4/8/2009   | Measured    | 372 | PATRIOT   |
| 10/7/1999  | Mailer Sent |     |           |
| 10/7/1999  | Measured    | 266 | PATRIOT   |
| 11/1/1981  |             | MS  |           |

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

|                                 |                              |                              |                         |                           |                    |                                 |                           |                         |                                    |              |                 |                                     |              |           |            |  |                        |   |  |  |  |
|---------------------------------|------------------------------|------------------------------|-------------------------|---------------------------|--------------------|---------------------------------|---------------------------|-------------------------|------------------------------------|--------------|-----------------|-------------------------------------|--------------|-----------|------------|--|------------------------|---|--|--|--|
| <b>EXTERIOR INFORMATION</b>     |                              |                              |                         | <b>BATH FEATURES</b>      |                    |                                 |                           | <b>COMMENTS</b>         |                                    |              |                 | <b>SKETCH</b>                       |              |           |            |  |                        |   |  |  |  |
| Type: 15 - Old Style            | Sty Ht: 2A - 2 Sty +Attic    | (Liv) Units: 1               | Total: 1                | Full Bath: 3              | Rating: Average    | A Bath:                         | Rating:                   |                         |                                    |              |                 | FFL 9 2                             | OFFP 3       | WDK       | 11         |  |                        |   |  |  |  |
| Foundation: 3 - BrickorStone    | Frame: 1 - Wood              | Prime Wall: 1 - Wood Shingle | Sec Wall: 2 - Clapboard | 50 %                      | 3/4 Bath:          | Rating:                         | A 3QBth:                  | Rating:                 | 1/2 Bath:                          | Rating:      | A HBth:         | Rating:                             | SFL          | SFL 1     |            |  |                        |   |  |  |  |
| Roof Struct: 1 - Gable          | Roof Cover: 1 - Asphalt Shgl | Color: BLUE                  | View / Desir:           | OthrFix:                  | Rating:            | Kits: 1                         | Rating: Good              | A Kits:                 | Rating:                            | Fpl: 2       | Rating: Average | WSFlue:                             | Rating:      | FFL       | OFFP       |  |                        |   |  |  |  |
| <b>GENERAL INFORMATION</b>      |                              |                              |                         | <b>OTHER FEATURES</b>     |                    |                                 |                           |                         |                                    |              |                 | <b>RESIDENTIAL GRID</b>             |              |           |            |  |                        |   |  |  |  |
| Grade: C+ - Average (+)         | Year Blt: 1930               | Eff Yr Blt:                  | Alt LUC:                | Total Units:              | Level:             | FY LR DR D K FR RR BR FB HB L O |                           |                         |                                    |              |                 | 1st Res Grid Desc: Line 1 # Units 1 |              |           |            |  |                        |   |  |  |  |
| Jurisdct:                       | Const Mod:                   | Lump Sum Adj:                | % Own:                  | Floor:                    | Other              |                                 |                           |                         |                                    |              |                 | UAT                                 |              |           |            |  |                        |   |  |  |  |
|                                 |                              |                              | Name:                   | Upper                     | Upper              |                                 |                           |                         |                                    |              |                 | SFL                                 |              |           |            |  |                        |   |  |  |  |
|                                 |                              |                              |                         | Lvl 2                     | Lvl 2              |                                 |                           |                         |                                    |              |                 | FFL                                 |              |           |            |  |                        |   |  |  |  |
|                                 |                              |                              |                         | Lvl 1                     | Lvl 1              |                                 |                           |                         |                                    |              |                 | BMT                                 |              |           |            |  |                        |   |  |  |  |
|                                 |                              |                              |                         | Lower                     | Lower              |                                 |                           |                         |                                    |              |                 |                                     |              |           |            |  |                        |   |  |  |  |
|                                 |                              |                              |                         | Totals                    | RMs: 14            | BRs: 6                          | Baths: 3                  | HB                      |                                    |              |                 |                                     | EFP          | 2         | 2          |  |                        |   |  |  |  |
| <b>INTERIOR INFORMATION</b>     |                              |                              |                         | <b>CONDOS INFORMATION</b> |                    |                                 |                           | <b>REMODELING</b>       |                                    |              |                 | <b>RES BREAKDOWN</b>                |              |           |            |  |                        |   |  |  |  |
| Avg Ht/FL: STD                  | Prim Int Wal 2 - Plaster     | Sec Int Wall:                | Partition: T - Typical  | Phys Cond: AG - Avg-Good  | 26. %              | Functional:                     | %                         | Exterior:               | No Unit                            | RMS          | BRS             | FL                                  | Interior:    | 1         | 14         | 6  | M                      |   |  |  |  |
|                                 |                              |                              |                         | Economic:                 | %                  | Special:                        | %                         |                         |                                    |              |                 |                                     |              |           |            |  |                        |   |  |  |  |
|                                 |                              |                              |                         | Override:                 | %                  | Total:                          | 26.4 %                    | Additions:              |                                    |              |                 |                                     |              |           |            |  |                        |   |  |  |  |
|                                 |                              |                              |                         |                           |                    |                                 |                           | Kitchen:                |                                    |              |                 |                                     |              |           |            |  |                        |   |  |  |  |
|                                 |                              |                              |                         |                           |                    |                                 |                           | Baths:                  |                                    |              |                 |                                     |              |           |            |  |                        |   |  |  |  |
|                                 |                              |                              |                         |                           |                    |                                 |                           | Plumbing:               |                                    |              |                 |                                     |              |           |            |  |                        |   |  |  |  |
|                                 |                              |                              |                         |                           |                    |                                 |                           | Electric:               |                                    |              |                 |                                     |              |           |            |  |                        |   |  |  |  |
|                                 |                              |                              |                         |                           |                    |                                 |                           | Heating:                |                                    |              |                 |                                     |              |           |            |  |                        |   |  |  |  |
|                                 |                              |                              |                         |                           |                    |                                 |                           | General:                |                                    |              |                 |                                     |              |           |            |  |                        |   |  |  |  |
| <b>CALC SUMMARY</b>             |                              |                              |                         | <b>COMPARABLE SALES</b>   |                    |                                 |                           |                         |                                    |              |                 | <b>SUB AREA</b>                     |              |           |            |  |                        |   |  |  |  |
| Basic \$ / SQ: 135.00           | Size Adj.: 1.25344825        | Const Adj.: 0.99989998       | Adj \$ / SQ: 169.199    | Rate                      | Parcel ID          | Typ                             | Date                      | Sale Price              |                                    |              |                 | Code                                | Description  | Area - SQ | Rate - AV  | Undepr Value                             | <b>SUB AREA DETAIL</b> |   |  |  |  |
|                                 |                              |                              |                         |                           |                    |                                 |                           |                         |                                    |              |                 | Sub Area                            | % Usbl       | Descrip   | % Type     | Qu # Ten                                 |                        |   |  |  |  |
| Bsmnt Flr: 12 - Concrete        | Subfloor:                    | Bsmnt Gar:                   | Electric: 3 - Typical   | Other Features: 113500    | Grade Factor: 1.10 | NBHD Inf: 1.00000000            | NBHD Mod:                 | WtAv\$/SQ:              | AvRate:                            | Ind.Val      |                 |                                     |              |           |            |  |                        |   |  |  |  |
|                                 |                              |                              |                         | LUC Factor: 1.00          | Adj Total: 521152  | Depreciation: 137584            | Depreciated Total: 383568 | Juris. Factor:          |                                    | Before Depr: | 186.12          |                                     |              |           |            |  |                        |   |  |  |  |
|                                 |                              |                              |                         |                           |                    |                                 |                           | Special Features: 0     |                                    | Val/Su Net:  | 125.20          |                                     |              |           |            |  |                        |   |  |  |  |
|                                 |                              |                              |                         |                           |                    |                                 |                           | Final Total: 383600     |                                    | Val/Su SzAd  | 220.46          |                                     |              |           |            |  |                        |   |  |  |  |
| <b>MOBILE HOME</b>              |                              |                              |                         | Make:                     | Model:             | Serial #:                       | Year:                     | Color:                  | <b>PARCEL ID</b> 069.0-0002-0017.0 |              |                 |                                     | <b>IMAGE</b> |           |            |  |                        |   |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                              |                              |                         |                           |                    |                                 |                           |                         |                                    |              |                 |                                     |              |           |            | <b>AssessPro Patriot Properties, Inc</b> |                        |   |  |  |  |
| Code                            | Description                  | A                            | Y/S                     | Qty                       | Size/Dim           | Qual                            | Con                       | Year                    | Unit Price                         | D/S          | Dep             | LUC                                 | Fact         | NB Fa     | Appr Value | JCod JFact                               | Juris. Value           |  |  |  |  |
| 3                               | Garage                       | D                            | Y                       | 1                         | 20X14              | A                               | AV                        | 1925                    | 23.93                              | T            | 40              | 101                                 |              |           | 4,000      |  | 4,000                  |   |  |  |  |
| More: N                         |                              |                              |                         | Total Yard Items:         |                    | 4,000                           |                           | Total Special Features: |                                    |              |                 |                                     |              | Total:    |            | 4,000                                    |                        |   |  |  |  |